

City Council
Atlanta, Georgia

00-0-0685

A SUBSTITUTE ORDINANCE

Z-00-35

BY: *Debi Starnes*

9-26-00

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF ATLANTA, GEORGIA, as follows:

SECTION 1. That the Zoning Ordinance of the City of Atlanta be amended and the maps established in connection therewith be changed so that the following property located at **the Southeast Corner of Highland Avenue, N.E. and Sampson Street, N.E.**, be changed from the **I-2 (Heavy Industrial)** District and the **R-5 (Two-Family Residential)** District to the **PD-MU (Planned Development-Mixed Use)** District, to wit:

ALL THAT TRACT or parcel of land lying and being in Land Lot 19 of the 14th District, **Fulton** County, Georgia, more particularly described by the attached legal description.

Section 2. That this amendment is approved under the provisions of Chapter 19 entitled, "PD Planned Development District," and Chapters 19A through 19D (as applicable) of the Zoning Ordinance of the City of Atlanta, and the Director, Bureau of Buildings, shall issue a building permit for the development of the above described property only in compliance with the applicable provisions of these Chapters and with the attached conditions.

SECTION 3. That the maps referred to, now on file in the Office of the Municipal Clerk, be changed to conform with the terms of this ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the terms of this ordinance are hereby repealed.

Highland Avenue Development

Highland Ave.
Atlanta, Georgia

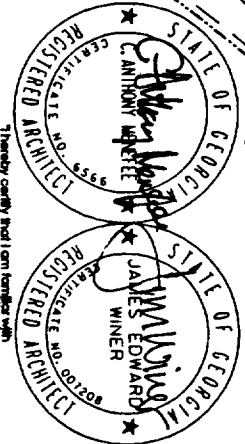
Proposed Site Plan

City of Atlanta
Rezoning Application Z-00-35

SP-R-3
11.13.2000

King River Arts Center
807 W. Marietta St. N.W.
Atlanta, Georgia 30318
7404 876 0793
7404 876 0774

- Legend**
- 3 Story Structure
 - 4 Story Structure
 - 5 Story Structure
 - Pool water feature
 - Vehicle Circulation
 - Scenic / Pedestrian Space
 - Paved / Paved Space
 - Green Space



The undersigned, James Edward Winer, is the author of the site plan and the accompanying text. He is a duly licensed and registered architect in the State of Georgia. He is the owner of the project and is responsible for the design and construction of the project. He is the owner of the project and is responsible for the design and construction of the project.

Required Parking

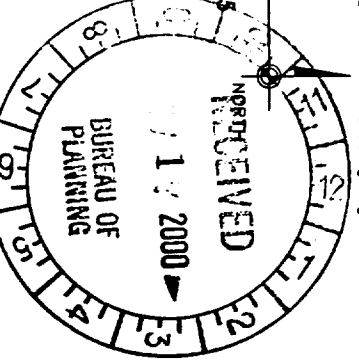
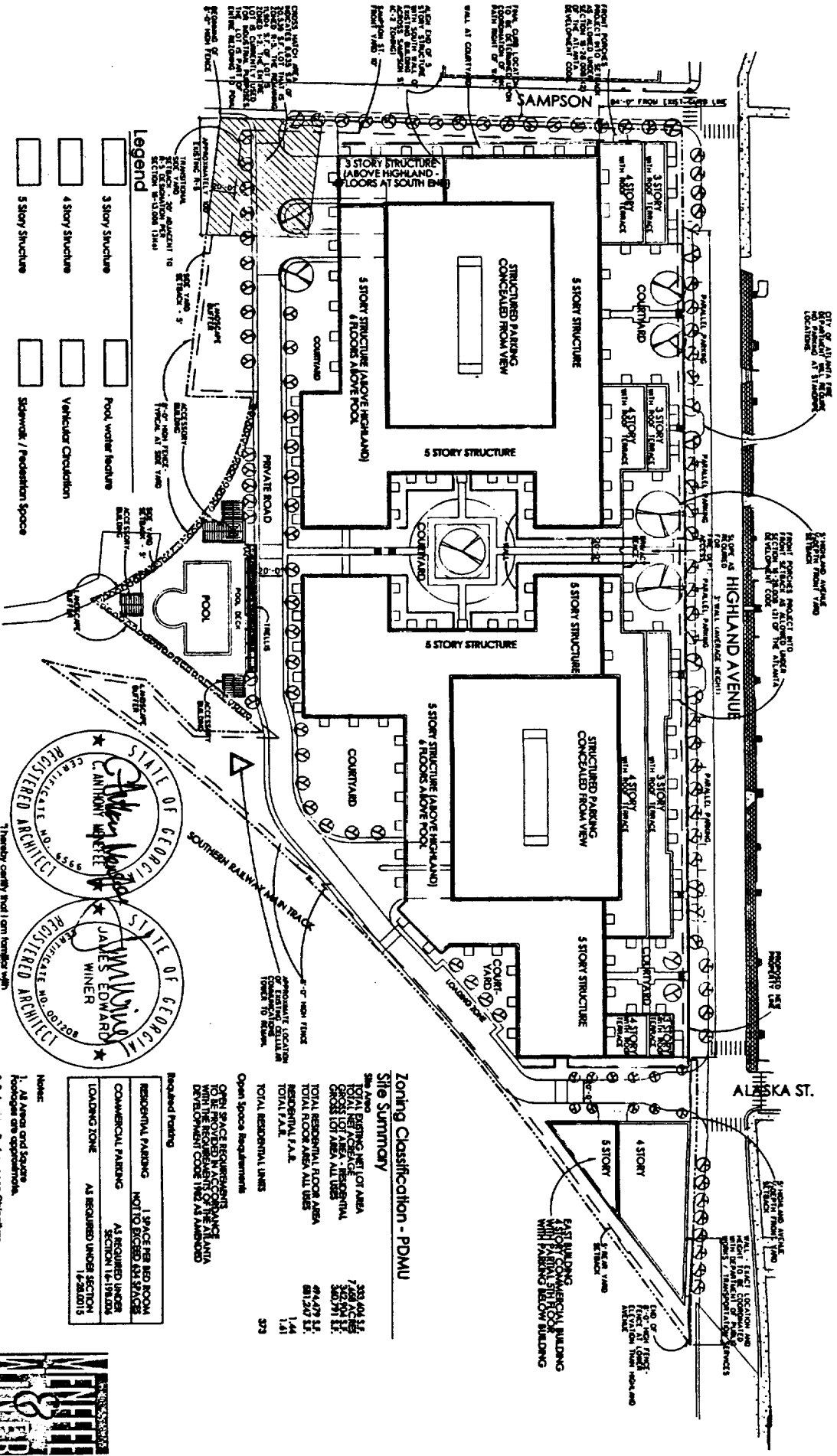
RESIDENTIAL PARKING	1 SPACE PER BED ROOM
COMMERCIAL PARKING	AS REQUIRED UNDER SECTION 16-19-0205
LOADING ZONE	AS REQUIRED UNDER SECTION 16-28-0015

Open Space Requirements
TO BE PROVIDED IN ACCORDANCE WITH THE REQUIRED OPEN SPACE DEVELOPMENT CODE IN ALL AREAS

Site Summary

Site Area	333,004 sq. ft.
TOTAL BUILDING NET LOT AREA	7,628 sq. ft.
TOTAL BUILDING GROSS LOT AREA	30,291 sq. ft.
TOTAL RESIDENTIAL FLOOR AREA	81,427 sq. ft.
TOTAL FLOOR AREA ABOVE POOL	81,427 sq. ft.
TOTAL FLOOR AREA	141
TOTAL FLOOR AREA	373

Zoning Classification - PDMU



Z-00-35

Conditions for Z-00-35

1. The schematic site plan titled, "Proposed Site Plan", by Menfee and Winer Architects, dated 11/13/00, stamped as received by the Bureau of Planning on November 17, 2000.
2. Residential parking shall be at a ratio of one parking space per bedroom, but in any event shall not exceed 560 spaces.
3. Street trees shall be planted at a maximum of 20-feet on center as shown on the site plan, shall be a minimum of four (4) inches in caliper measured thirty-six (36) inches above ground, shall be a minimum of twelve (12) feet in height, and shall be limbed up to a minimum height of seven (7) feet.
4. There shall be parallel parking spaces on Highland Avenue in front of the subject property as shown on the site plan. The dimensions of the parking spaces shall comply with standards provided by the Bureau of Transportation Services.
5. There shall be a four-foot wide bicycle path on Sampson Street adjacent to the subject property.
6. Revisions to the site plan to add stairs and walkways to the street along Highland Avenue or Sampson Street shall be subject to approval by the Bureau of Planning.
7. The number of stories of the proposed structures shall be as referenced on the site plan and shall mean the number of stories above the grades of Highland Avenue and Sampson Street.

LEGAL DESCRIPTION

All that tract or parcel of land lying in land lot 19 of the 14 th district of Fulton County, Georgia being more particularly described as follows:

Beginning at the intersection of the easterly right of way of Sampson Street (40'RW) and the southerly right of way of Highland Avenue (RW varies); thence along the southerly right of way of Highland Avenue North 89 Degrees 55 Minutes 28 Seconds East a distance of 253.15 feet to a point; thence South 89 Degrees 58 Minutes 57 Seconds East a distance of 391.95 feet to a point; thence North 89 Degrees 45 Minutes 57 Seconds East a distance of 191.85 feet to a point; thence South 87 Degrees 36 Minutes 31 Seconds East a distance of 174.14 feet to a point; thence North 89 Degrees 56 Minutes 47 Seconds East a distance of 29.41 feet to a point; thence South 54 Degrees 17 Minutes 41 Seconds West a distance of 186.37 feet to a point; thence following a curve to the left (having a radius of 1780.17 feet) an arc length of 328.12 feet and subtended by a chord bearing of South 49 Degrees 12 Minutes 41 Seconds West and distance of 327.66 feet to a point; thence N 00 Degrees 43 Minutes 29 Seconds East a distance of 4.92 feet to a point; thence South 36 Degrees 53 Minutes 27 Seconds West a distance of 15.66 feet to a point; thence following a curve to the left (having a radius of 1780.17 feet) an arc length of 120.89 feet and subtended by a chord bearing of South 42 Degrees 01 Minutes 12 Seconds West and distance of 120.87 feet to a point; thence following a curve to the left (having a radius of 2030.62 feet) an arc length of 158.74 feet and subtended by a chord bearing of South 37 Degrees 50 Minutes 06 Seconds West and distance of 158.70 feet to a point; thence North 57 Degrees 39 Minutes 01 Seconds West a distance of 0.48 feet to a point; thence following a curve to the left (having a radius of 579.44 feet) an arc length of 88.25 feet and subtended by a chord bearing of North 10 Degrees 46 Minutes 54 Seconds East and distance of 88.16 feet to a point; thence North 46 Degrees 28 Minutes 52 Seconds East a distance of 61.52 feet to a point; thence North 01 Degrees 25 Minutes 05 Seconds East a distance of 57.60 feet to a point; thence following a curve to the left (having a radius of 1994.90 feet) an arc length of 185.01 feet and subtended by a chord bearing of South 38 Degrees 35 Minutes 28 Seconds West and distance of 184.94 feet to a point; thence following a curve to the left (having a radius of 223.70 feet) an arc distance of 229.00 feet and subtended by a chord bearing of North 51 Degrees 39 Minutes 07 Seconds West and distance of 219.13 feet to a point; thence South 01 Degrees 27 Minutes 04 Seconds West a distance of 55.34 feet to a point; thence North 82 Degrees 34 Minutes 29 Seconds West a distance of 240.01 feet to a point located on the easterly right of way of Sampson Street; thence continuing along said right of way North 01 Degrees 36 Minutes 22 Seconds East a distance of 86.74 feet to a point; thence North 01 Degrees 36 Minutes 18 Seconds East a distance of 311.31 feet to a point which is the point of beginning.

Said tract of land contains 7.65 acres.

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